

Why use S J Smith Estate Agents? Here's some of our reviews to tell you why!

Hours: 8am-7pm Monday to Friday, 8am-5pm Saturday and 10am-2pm Sunday.
Phone: Ashford 01784 243 333 - Staines 01784 779 100
Email: ashford@sjsmithestateagents.co.uk - staines@sjsmithestateagents.co.uk



Saiid Abbasi

I have used SJSmith Estate agents for last 7 years, both as buyer and landlord. They always come across as professional, courteous, and understanding to customer's needs. I continue to use their services and have no complaints.



Abigail P

Our overall experience with s j smith has been great. Everyone we have dealt with has been brilliant and can't thank you enough especially Nicola who has kept us updated and constantly chased the chain for us after a difficult chain and original one falling through. Thank you!!



Robert Boyce

Great service from Amir and the team! We tried to sell through an online agent with no success..... We signed up with SJSmith and then 3 days later we had an offer! Highly recommend!



Lincoln Williamson

My partner and I recently bought our first home from S J Smith and from start to finish they were excellent. From arranging a viewing, to keeping us updated throughout the whole process and being able to answer all our questions and queries in a very timely manner. There was a number of difficulties with the sale, however Nicola went above and beyond in helping these difficulties get resolved, keep us in the loop, offer support and guidance and ensure that the sale happened as quick as possible. If not for Nicola, I honestly don't think the sale would have gone ahead! Thank-you Nicola and thank you S J Smith!



Katie Jameson

Great service, kept up to date throughout the whole process as the first time selling a home.



Louise Cambray

We bought and sold through SJ Smith and can't recommend them enough. Everyone at the office is great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took the time to listen to what was important to us. He was always available to talk things through and help solve any issues. Nothing was ever too much trouble, and he continually went over and above - genuinely a really nice guy! Nicola was also amazing, so efficient and made what was a very difficult process as painless as possible. We are very grateful to both of them for all of their help!

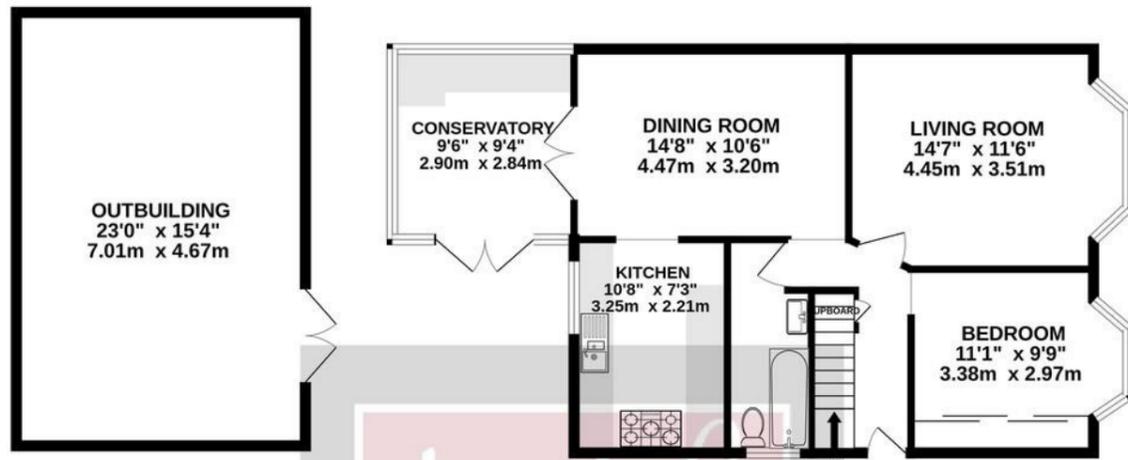


34 Sandells Avenue, Ashford, Surrey, TW15 1AL

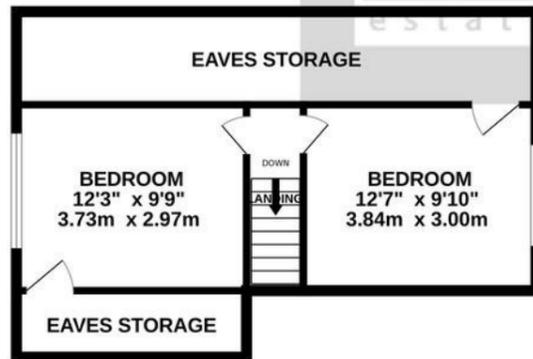
£539,950 Freehold

- **NEW WORCHESTER BOSCH COMBI BOILER INSTALLED WITH HIVE IN 2022**
- **INSULATION INSTALLED TO FLOORS AND CEILINGS (ALL PLASTER BOARD THROUGHOUT, NO LATHE AND PLASTER)**
- **COMPLETE RE-WIRE 2010**
- **NEW 22 MIL POLY PIPE INSTALLED FOR WATER MAINS**
- **LARGE WORKSHOP WHICH WAS RE-WIRED & LED LIGHTS**
- **108FT REAR GARDEN**
- **OFF STREET PARKING FOR TWO CARS**
- **EPC RATING BAND D**

GROUND FLOOR
1062 sq.ft. (98.7 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax

Spelthorne Borough Council, Tax Band D being £2201.79 for 2023/24

Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

Agent note: Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpets or furnishings nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any furniture/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and their accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.

An immaculate three double bedroom detached family home which was fully renovated in 2010, situated in a popular cul de sac in Ashford offering excellent accommodation throughout and boasting an impressive 108ft rear garden.

Having been updated to a high standard in recent years by the current owners the property now offers a number of attractive features including: off street parking to the front for two cars, a modern composite replaced front door in 2023 opens into the hallway with access to a third double bedroom on the ground floor with fitted wardrobes, a bright and airy living room to the front aspect, a re-fitted downstairs bathroom suite, a lovely separate dining room with Solid Wood flooring and access to the smart re-fitted kitchen with ample cupboard storage. Also on the ground floor is a Conservatory with underfloor heating, and replaced A rated glass tinted roof along with cupboard space and room for a tumble dryer.

On the first floor there are a further two double bedrooms, both well decorated throughout and access to eaves storage in both of the bedrooms.

To the rear is a large rear garden which is mainly laid to lawn and has patio areas nearest the house and leading up to the large 23ft x 15ft brick built outbuilding/workshop with high security composite doors fitted in 2022, and it also been re-wired along with LED lighting installed. Viewings come highly recommended!

